



## LEGAL DESCRIPTION

Commence at the northwest corner of Tract 46A, NORMANDY GOLF COURSE SUBDINISION, according to the plat thereof, recorded in Plat Book 44, at Page 62, Public Records of Miami—Dade County, Florida. Said appint also known as the northwest corner of Lot 18, SUBDINISION OF TRACT 46—A OF NORMANDY GOLF COURSE SUBDINISION, recorded in Plat Book 55, at Page 95, Public Records of Miami—Dade County, Florida; thence, from the northerly line of said Tract 46A, deflecting 79' 36' 34" to the left to the tangent of a circular curve concave to the southeast, having a central angle of 12' 52' 32" and a radius of 2225.00 feet and run along the arc of said curve for a distance of 500.00 feet to the POINT OF BEGINNING of the tract of land herein described. Said point being the southwest corner of Lot 1, Block 65, NORMANDY GOLF COURSE SUBDIVISION, recorded in Plat Book 44, at Page 62, Public Records of Miami—Dade County, Florida; thence North 76' 30' 00" East, along the south line of said Lot 1 for a distance of 182.99 feet to the southeast corner of said Lot 1; thence South 24' 39' 44" West, along the southerly extension of the east line of said Lot 1 for a distance of 79.47 feet to a point of tangency; thence run along the arc of a curve concave to the southeast, having a central angle of 3' 12' 33" and a radius of 544.71 feet for a distance of 30.51 feet; thence South 85' 12' 32" West for a distance of 152.11 feet; thence along the arc of a curve concave to the southeast, whose radius bears South 75' 59' 45" East having a central angle of 01' 52' 23" and a radius of 2225.00 feet for a distance of 72.73 feet to the POINT OF BEGINNING. Said lands located, Jying and being in the City of Miami Beach, Miami—Dade County, Florida and containing 13,132 square feet more or less.

## LEGEND & ABBREVIATIONS:

DRILL HOLE DH POINT OF COMMENCE POINT OF BEGINNING POINT OF REVERSE CURVE POINT OF TANGENCY ARC LENGTH PB PLAT BOOK RADIUS RIGHT-OF-WAY WATER METER BOX CENTRAL ANGLE  $\bigcirc$ CATCH BASIN TYPE "F" CENTER LINE PAGE MDCR MIAMI-DADE COUNTY RECORDS 6 FIRE HIDRANT WATER VALVE BOX

## SURVEYOR'S NOTE:

\_ BEARINGS ARE BASED ON ASSUMED MERIDIAN ON NORTH LINE OF TRACT 46-A (N 82' 36' 41" E)

I HEREBY CERTIFY: that this SKETCH OF SURVEY is correct and meets the Minimum Technical Standards for Land Surveying in the State of Florida as set forth in Chapter 472.027 (F.S.) and Chapter 61G17—6 of the Florida Administrative Code. Not valid without the signature and raised seal of a Florida Licensed Surveyor and Mapper.

J. A. VARGAS
CITY SURVEYOR
01/28/2004 P.S.M. No. 2916
FIELD WORK STATE OF FLORIDA



CITY OF MIAMI BEACH, FLORIDA
PUBLIC WORKS DEPARTMENT

PUBLIC WORKS DEPARTMENT
1700 CONVENTION GENTER DRIVE, MIAMI BEACH, FL.33139

SURVEY PARCEL 1 AT NORMANDY GOLF COURSE SUBDIVISION

CITY MANAGER: DIRECTOR: CITY ENGINEER: JORGE GONZALEZ FRED BECKMANN ARSHAD VIQAR 
 DESIGNER:
 J.V.
 4

 DRAWN BY:
 J.P.
 3

 CHECKER:
 J.V.
 1

 SCALE:
 AS SHOWN
 NO. DA\*

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